



## Stilwell Drive, Uxbridge, UB8 3WF

- Three double bedrooms
- Family bathroom
- Conservatory
- Off street parking
- Sought after location
- En-suite to principal bedroom
- Two reception rooms
- Attractive rear garden
- No upper chain
- Ground floor WC

**Asking Price £675,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

Offered for sale with no upper chain this superb property provides ample space for family living in a prime location.

**Accommodation**

The ground floor comprises an entrance hall with tiled flooring, stairs to the first floor, and a convenient guest WC. To the front is a reception room featuring tiled flooring, a double-glazed front window, and a decorative fireplace. Double doors open into the rear reception room, where the tiled flooring continues and further double doors lead into the conservatory, which overlooks and opens onto the rear garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, an inset gas hob with an electric oven below and extractor hood above, and space for appliances. A double-glazed door provides access to the rear garden.

To the first floor, there are three double bedrooms, including a primary bedroom with a modern, fully tiled en-suite shower room. The family bathroom is fitted with an enclosed bath and shower over, wash basin, and WC.

**Outside**

Externally there is a very attractive garden to the rear of the property with a variety of mature shrubs and a paved patio area.

To the front there is off street parking for multiple cars and access to the garage store.

**Situation**

Ideally located within close proximity of Hillingdon hospital, Brunel University and Stockley business park. Uxbridge town centre is easily accessible with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. Heathrow airport is also within easy reach. For the motorist the A40/M40 is a short drive away as is the M4 giving access to London and the M25.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: E

Current EPC Rating: C

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
677 sq ft. (62.9 sq.m.) approx.



1ST FLOOR  
501 sq ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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